



## PLANNING BOARD

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
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**Minutes of Meeting**  
**Grafton Planning Board**  
**March 27, 2023**

A regular meeting of the Grafton Planning Board was held on March 27, 2023 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair Justin Wood, Vice-Chair Robert Hassinger, Clerk David Robbins, Member Linda Hassinger and Associate Member Maura McCormack. Member Prabhu Venkataraman was absent. Staff present was Town Planner Fiona Coughlan and Natalia Alward.

Chair Wood called the meeting to order at 7:00 p.m.

### **1. PUBLIC INPUT**

None.

### **2. ACTION ITEMS**

- A. Request for Waiver of Application Fees, ANR 2023-06, 61 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).

Due to technical difficulties with the meeting materials and other issues at the previous meeting, Norman Hill, of Land Planning, requested that the ANR application fees be waived for the second submission of this plan.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to waive the fees for a second ANR submission for 61 Wesson Street. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

- B. Request for Waiver of Application Fees, ANR 2023-XX, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).

Due to technical difficulties with the meeting materials and other issues at the previous meeting, Norman Hill, of Land Planning, requested that the ANR application fees be waived for the second submission of this plan.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to waive the fees for a second ANR submission for 62 Wesson Street. (application to be submitted at a later date) Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

- C. Approval Under Subdivision Control Not Required Plan (ANR 2023-06) – 61 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, accept and endorse this plan as an Approval Not Required under Subdivision Control plan. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye; and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

### **3. GENERAL BUSINESS**

- A. Bills

**MOTION** was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to approve payment of the bills presented. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

B. Staff Report

Ms. Coughlan stated that the Master plan tour with CMRPC was conducted, the interview process was started, with 86 responses and outreach will be expanded. Staff is working on a subdivision tracking list and continuing to apply for available grants. The 5 Mill Street Park community meeting will take place on April 12th and District Local Technical Assistance Program (DLTA) funding has been received for the priority parcel list action item for the Open Space and Recreation Plan. Ms. Coughlan has been working with the Department of Public Works and the Town Administrator's Office on the George Hill Road project, with the kickoff meeting community meeting taking place soon, as well as, working on MS4 compliance. The first draft of the housing production plan was received today and the planner will be working with the Affordable Housing Trust on this.

**4. REPORTS from Planning Board Representatives on Town Committees and CMRPC**

Mr. Robbins attended an MBTA Communities zoning session, as well as other sessions, held at Holy Cross College.

**5. PUBLIC HEARINGS**

- A. Request for Modification of Definitive Plan (DP 2016-01.5), "Village at Institute Road" (Woodland Hill), 100 Westboro and Institute Roads, Pulte Homes of New England, LLC (applicant/owner).

Clerk Robbins read the legal notice.

Essek Petrie, of Pulte Homes, New England, and Matt Leidner, of the Civil Design Group, LLC, were present.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to close the public hearing and to have staff prepare a draft decision. Roll Call Vote: Mr. Hassinger, present; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried, 3 (in favor) to 1 (present).

- B. Request for Modification of a Special Permit (SP 2020-02.2) and Site Plan Approval, "Afonso Village" (Winslow Point), 100 Westboro Road, Pulte Homes of New England, LLC (applicant/owner).

Clerk Robbins read the legal notice.

Essek Petrie, of Pulte Homes, New England, and Matt Leidner, of the Civil Design Group, LLC, were present. Mr. Petrie stated that he met with Mike Killeen of the Fire Department regarding that department's concerns. Graves Engineering's peer review report was received today. Also, Mr. Petrie and his team met with the Conservation Commission last week, receiving their approval. Mr. Petrie submitted a written public hearing continuance request.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to continue the public hearing to April 10, 2023 at 7:30 p.m. and to direct staff to prepare a draft decision. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to approve the site plan and requested waivers; the Board will vote on the decision and conditions at the next meeting. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

C. Request for Site Plan Approval (SPA 2023-01), 1 Grafton Common, Sean Padgett / Town of Grafton (applicant/owner).

Clerk Robbins read the legal notice.

Sean Padgett, of 57 Old Upton Road, and Steve Belfiore, of the Grafton Grill, were present. Items discussed included parking, safety and operating hours. Mr. Belfiore stated that changes, such as operating hours, occur with the seasons, and are mostly to do with ice cream and confirmed that there would not be a kitchen.

Wanda Redden, of 10 Worcester Street, stated that her main concern was safety.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to close the public hearing, approve the site plan and waivers, as presented; the Board will vote on the decision and conditions at the next meeting. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

D. Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).

Clerk Robbins read the legal notice.

Norman Hill, of Land Planning, had submitted a written request for public hearing continuance, on behalf of the applicant.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mr. Robbins, to continue the public hearing to April 24, 2023 at 7:30 p.m., as per the written public hearing continuance request. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

E. Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner). *Continued from February 27, 2023*

Michael Macura, president of Macura Excavating, and owner of 18, 22 and 14 Donahue Lane, was present. The applicant's representative from Connorstone Engineering was unable to attend.

Mr. Macura stated that they propose to expand the existing contractor's yard at 18 and 22 Donahue Lane. There is an existing structure on 22 Donahue that they plan to use as an accessory building; they propose to construct a new, approximately 12,000 square foot, building located predominantly on 18 Donahue. An existing 2,000 square foot structure is to be demolished and removed. Having received the peer review report, Connorstone Engineering is addressing the items in the report and preparing a response. The building height would be about 24 feet; the earthen berm and tree landscaping should hide it from view. The existing right-of-way from Wyman Gordon would be maintained. Donahue Lane would be upgraded for life safety, including water pipes and fire hydrants; however, property lot lines along the land need to be determined and road ownership is unknown. Currently, the applicant and the resident at 12 Donahue Lane do the plowing.

John Renzoni, of 7 Jordan Terrace, asked about the building's plans, where the overhead doors would be facing, the primary use of the building and was concerned about the building's height.

Mike Macura responded that the berm, with provisions being made for landscaping/plantings, would provide privacy to Hollywood Drive; the berm could be raised a few feet. The garage doors would be facing east and west, probably three oversized doors on each side and the building would be for storage and maintenance of equipment.

Mr. Renzoni was concerned about noise and after hour work resulting from the maintenance of equipment, and the location(s) and height of gravel, etc. stockpiling.

Mr. Macura stated that work hours do not go past 5 p.m., the stockpiling is on the north end of the property, but they are scaling down on the gravel stockpiling. He also stated that currently there is a staff of three onsite and they do not plan to increase that.

Items discussed/brought up were parking, a traffic study, vehicles/equipment stored/parked, maximum staffing, operating hours, decision conditions, the fire department's concerns and whether plans for Donahue Lane road improvements would be submitted.

Two questions were submitted on zoom. The first question asked whether the trees between Hollywood Drive and the berm would remain? The second question was regarding lighting plans and the effect that would have on neighboring properties.

Mr. Macura stated that their intent was to keep the vegetation intact and only remove enough to construct the landscape berm. He also said that they were putting up wall pack lighting on the building and had not intent to install light poles.

Steven Arey, of 13 Hollywood Drive, was concerned about the quality of life, air and noise pollution, light pollution from the roadway, not enough vegetation, soil contamination, safety and the impact on property values.

Gail Lane, of 8 Jordan Terrace, was concerned about traffic and proposed a traffic light at the intersection Hollywood Drive and Worcester Street.

The Board responded that that would be the purview of the State, not the Town of Grafton.

Mr. Macura requested a public hearing continuance to April 10, 2023.

**MOTION** was made by Mr. Robbins, **SECOND** by Mr. Hassinger, to continue the public hearing to April 10, 2023 at 7:30 p.m., contingent upon the receipt of a written public hearing continuance request to follow up the verbal request. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

F. Request for Special Permit (SP 2022-09/SPA) and Site Plan Approval, 58 Follette Street, Cellco Partnership d/b/a/ Verizon Wireless / Sutton LLC (applicant/owner). *Continued from March 13, 2023.*

Michael Giaimo, of Robinson and Cole and representing the applicant, was present. He stated that they had submitted new plans, showing tower height reduction. Also, the new proposed tower height is 155 feet.

Jesse Moreno, of ProTerra Design Group, LLC, responded to the suggested tower location by David Maxson from the previous meeting, noting that there would be additional clearing required, drainage and disturbance, etc. and the tower would still be visible.

The Board discussed conservation restriction, Chapter 61land and the right of first refusal, as well as, the history of the project/land, from previous years, when the applicant had come before the Sutton Planning Board and the piece of land was carved out, with the intention of the rest of the land being placed in conservation. It is unclear if the possibility of a cell tower was discussed at the time the land development was before the Sutton Board and the discussion of conservation land was discussed.

A PowerPoint presentation, entitled "Visual Analysis, Proposed Wireless Telecommunications Facility, " revised March 27, 2023 and listed as Exhibit 47 was presented.

**MOTION** was made by Mrs. Hassinger, **SECOND** by Mr. Hassinger, to continue the meeting beyond 10:00 p.m. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

The Board continued to review the PowerPoint presentation and discuss the location and visibility of the proposed tower.

Adam Wray, 42 Follette Street, stated that without permission, the applicant could add an additional 20 feet to the height and the tower would be right back to 175 feet in height. Mr. Wray read aloud a letter to the Board, dated March 27, 2023 and listed as Exhibit 46.

Mr. Giaimo verbally requested a public hearing continuance to April 24, 2023 and submitted a written request.

**MOTION** was made by Mr. Hassinger, **SECOND** by Mrs. Hassinger, to continue the public hearing to April 24, 2023 at 7:30 p.m., and to have staff prepare a draft decision. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously, 4 to 0.

## **5. ADJOURNMENT**

**MOTION** was made by Mr. Robbins, **SECOND** by Mr. Hassinger to close this meeting. Roll Call Vote: Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Robbins, aye and Mr. Wood, aye. **MOTION** carried unanimously 4 to 0. The meeting was adjourned at 10:30 p.m.

**These minutes were approved by the Planning Board on:** \_\_\_\_\_